

029.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

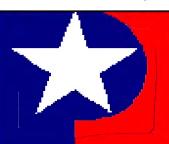
Total Card / Total Parcel
733,100 / 733,100

USE VALUE:

733,100 / 733,100

ASSESSED:

733,100 / 733,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BATES RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HARRISON LINDA A	
Owner 2:	
Owner 3:	

Street 1: 18 BATES ROAD
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TASHJIAN ELIZABETH J -
Owner 2: -

Street 1: 18 BATES ROAD
Twn/City: ARLINGTON

StProv: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,016 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Wood Shingle Exterior and 1747 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5016		Sq. Ft.	Site		0	80.	1.14	1									456,384						456,400	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								5016.000		272,000		4,700		456,400		733,100							
Total Card								0.115		272,000		4,700		456,400		733,100		Entered Lot Size					
Total Parcel								0.115		272,000		4,700		456,400		733,100		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		419.59		/Parcel:		419.5		Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID				PAT ACCT.							
Tax Yr								Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV				272,000		4700		5,016.		456,400		733,100	733,100	Year End Roll	12/18/2019		
2019	101	FV				231,100		4700		5,016.		484,900		720,700	720,700	Year End Roll	1/3/2019		
2018	101	FV				231,100		4700		5,016.		353,700		589,500	589,500	Year End Roll	12/20/2017		
2017	101	FV				245,900		3700		5,016.		308,100		557,700	557,700	Year End Roll	1/3/2017		
2016	101	FV				245,900		3700		5,016.		262,400		512,000	512,000	Year End	1/4/2016		
2015	101	FV				230,900		3700		5,016.		256,700		491,300	491,300	Year End Roll	12/11/2014		
2014	101	FV				230,900		3700		5,016.		211,100		445,700	445,700	Year End Roll	12/16/2013		
2013	101	FV				230,900		3700		5,016.		200,800		435,400	435,400		12/13/2012		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.							
Grantor	Legal Ref	Type	Date		Sale Code			Sale Price	V	Tst	Verif								
Grantor	Legal Ref	Type	Date		Sale Code			Sale Price	V	Tst	Verif								
TASHJIAN ELIZAB	1282-113		4/1/2004					485,000	No	No									
	982-126		4/1/1984					92,700	No	No	Y								

BUILDING PERMITS								ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
11/15/2018	1709	Re-Roof	9,695	C					8/19/2017	MEAS&NOTICE	HS	Hanne S							
11/29/2004	1134	Porch	3,665					repair front porch	1/15/2009	Meas/Inspect	189	PATRIOT							
									8/6/2004	MLS	MM	Mary M							
									2/17/2000	Mailer Sent									
									2/17/2000	Meas/Inspect	263	PATRIOT							
									8/10/1993		PC	PHIL C							

Sign:								VERIFICATION OF VISIT NOT DATA											
/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Sign:								VERIFICATION OF VISIT NOT DATA											
/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

EXTERIOR INFORMATION		
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1937
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1937	25.42	T	40	101			3,700		3,700
19	Patio	D	Y	1	6X14	A	AV	2000	6.00	T	15.2	101			400		400
19	Patio	D	Y	1	11X13	A	AV	2000	4.87	T	15.2	101			600		600

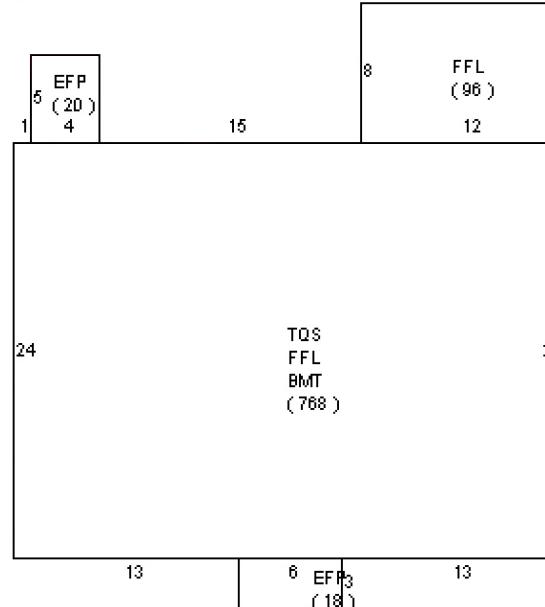
BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

COMMENTS

PDAS. OF=BMT SINK.

SKETCH



OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Fpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	26.4	%	

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	141.736
Other Features:	88000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369605
Depreciation:	97576
Depreciated Total:	272029
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	272000
Val/Su SzAd:	188.89
Val/Su Net:	121.10

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

029.0-0004-0008.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	864	141.740	122,460						
BMT	Basement	768	53.580	41,146						
TQS	3/4 Story	576	141.740	81,640						
EFP	Enclos Porch	38	72.590	2,759						
	Net Sketched Area:	2,246		248,005						
	Size Ad	1440	Gross Are	2438	FinArea	1747				

IMAGE



AssessPro Patriot Properties, Inc